



150 N. Roadrunner Pkwy

Las Cruces, New Mexico 88011

Property Highlights

- Property is currently set up as a medical office which would be the best use
- Less than a 1/2 mile from Mountain View Medical Campus and 2.9 miles from Memorial Medical Campus
- Construction - Structural steel & stucco
- Ample parking for medical
- Traffic count: 7,583 VPD

Offering Summary

Sale Price:	\$4,250,000
Building Size:	15,789 +/- SF
Lot Size:	2.23 +/- AC
Cap Rate:	7.55%

Demographics

	1 Mile	10 Miles	30 Miles
Population:	5,733	141,370	212,084
Total Households:	3,050	60,871	85,944
Avg HH Income:	\$59,644	\$57,505	\$54,670

For More Information

Randy McMillan, CCIM, SIOR

O: 575 521 1535
randy@1stvalley.com

150 Roadrunner-Bone & Joint

Modified
Gross

	Building	Sq. Ft.	Rent sq.ft.	Annually	Lease End Date
MMC-LifePoint-Appolo	150 Roadrunner	15906	\$24.02	\$382,062.12	November 30th 2024
Gross Possible Income				\$382,062.12	* landlord & tenant are currently working to extend this lease for an additional 5 year term
Gross Operating Income				\$382,062.12	
Expenses					
Property Taxes			\$1.69	\$26,866.96	
Building Insurance			\$0.45	\$7,157.70	
Management fee 3%			\$0.72	\$11,461.86	
Landscapping estimate			\$0.38	\$6,000.00	
Maintenance			\$0.35	\$5,567.10	
Reserve for capital replacements - \$0.25 per sq. ft.			\$0.25	\$3,976.50	
Total Expenses per sq. ft.			\$3.84		
Total Expenses				\$61,030.12	
Net Operating Income				\$321,032.00	
Value				\$ 4,250,000.00	

Cap Rate

7.55%





